



DEVELOPMENT MANAGEMENT SCHEME COMPLIANCE ADVISORY: 7 OF 2021

INTERPRETATION OF COMMON BOUNDARY BUILDING LINE REQUIREMENTS IN GENERAL RESIDENTIAL SUBZONINGS GR2-GR6, AS PER THE CITY OF CAPE TOWN DEVELOPMENT MANAGEMENT SCHEME (DMS)

1. PURPOSE OF ADVISORY

The purpose of this advisory is to indicate the Departmental position on the interpretation of common boundary building line requirements in GR2-GR6 subzonings, as per the DMS.

2. DMS PROVISIONS FOR GR2-GR6 COMMON BOUNDARY BUILDING LINES

2.1. Building line requirements for the GR2-GR6 subzonings are provided in Item 41(e) of the DMS:

“(e) *Building lines*

(i) *No building shall be erected so that any point on the building is nearer to a street boundary or a common boundary than the distance specified in the following ‘Table of building lines in General Residential Subzonings GR2-GR6’, provided that:*

(aa) *the symbol H means the height in metres of the point concerned above the ground floor, and*

(bb) *where two alternative building lines are prescribed, the greater of the two building lines shall apply.*

(ii) *An outbuilding is permitted within the common boundary building line provided the outbuilding is not higher than 3,5 m from the existing ground level of the outbuilding to the top of the roof.*

(iii) *The general building line encroachments in item 121 apply.”*

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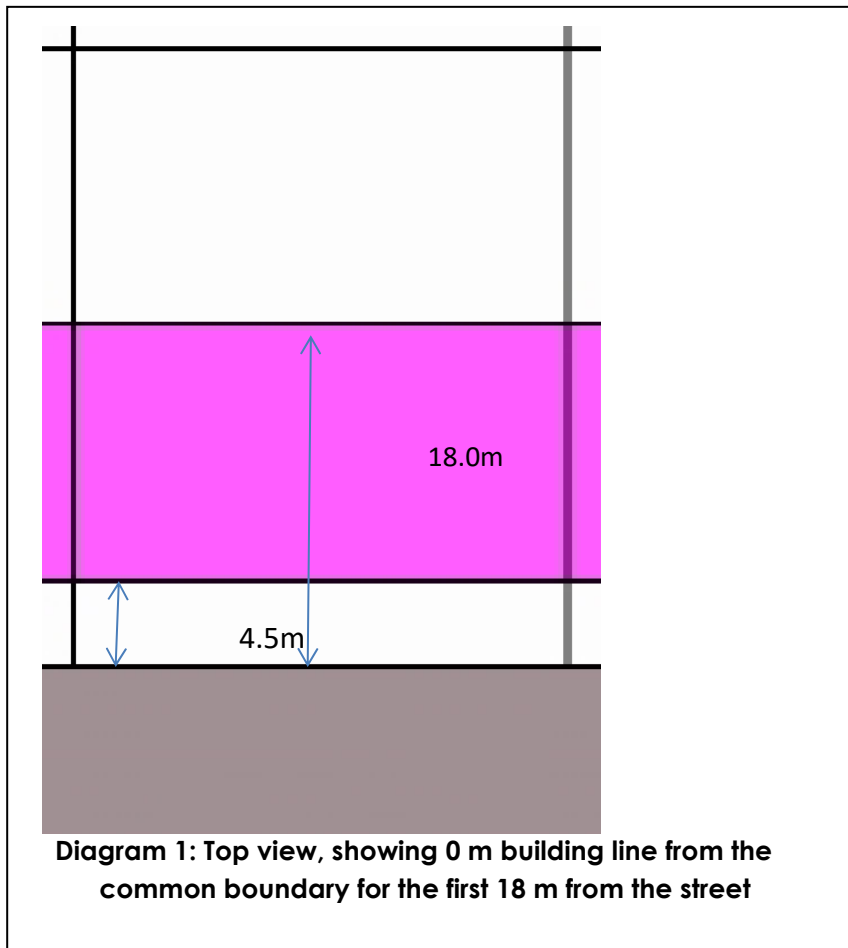
2.2. The building requirements for GR2-GR6 subzonings continue in the “Table of building lines in General Residential Subzonings GR2-GR6” in Item 41 of the DMS:

Table of building lines in General Residential Subzonings GR2-GR6

| Subzoning | Street boundary building line | | Common boundary building line | |
|------------|---|--|--|---|
| | Points up to 25 m above existing ground level | Points over 25,0 m above existing ground level | Points up to 25 m above existing ground level | Points over 25 m above existing ground level |
| GR2 | 4,5 m | N/a | 4,5 m or 0,6 H (0 m up to 15 m in height where intersecting a street boundary, for a distance of 18 m measured perpendicular from such street boundary) | N/a (unless a departure permitted in terms of this Development Management Scheme has been approved) |
| GR3 | | | | |
| GR4 | | | | |
| GR5 | 4,5 m | 9 m | 4,5 m or 0,6 H (0 m up to 15 m in height where intersecting a street boundary, for a distance of 18 m measured perpendicular from such street boundary) | 15 m |
| GR6 | | | | |

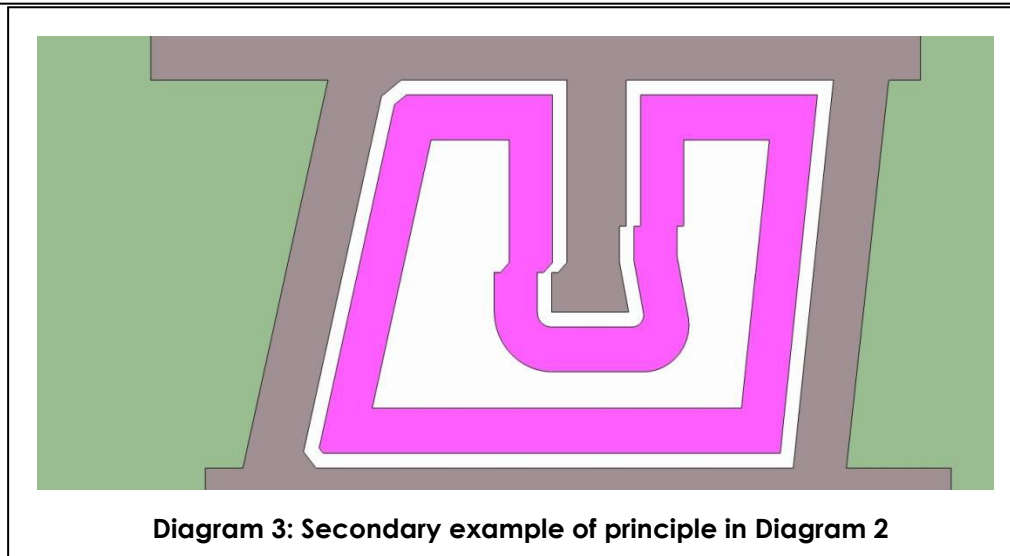
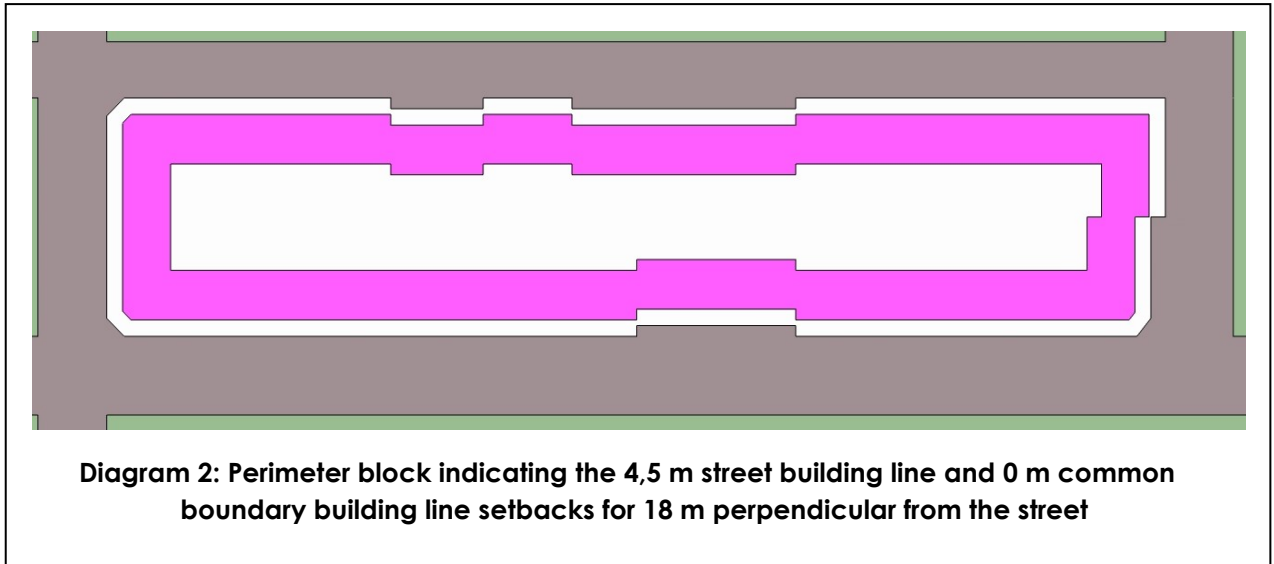
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- 2.3. A 0 m building line from the common boundary for the first 18 m measured perpendicular from a street boundary is applicable. From an aerial view, this can be illustrated as below:



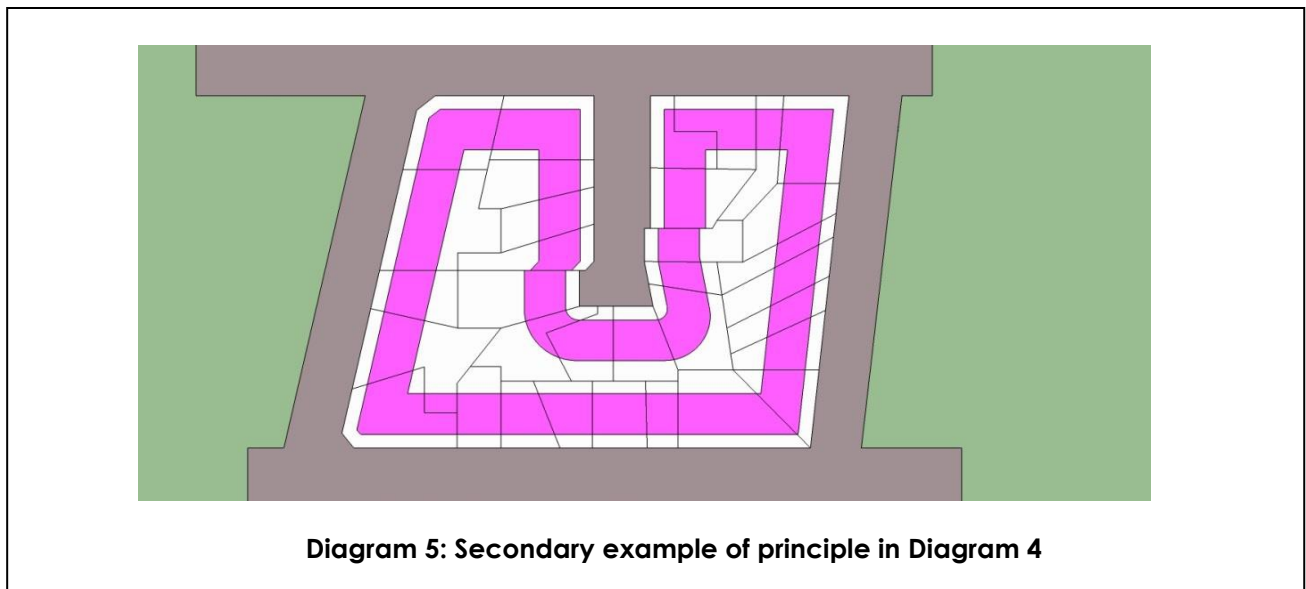
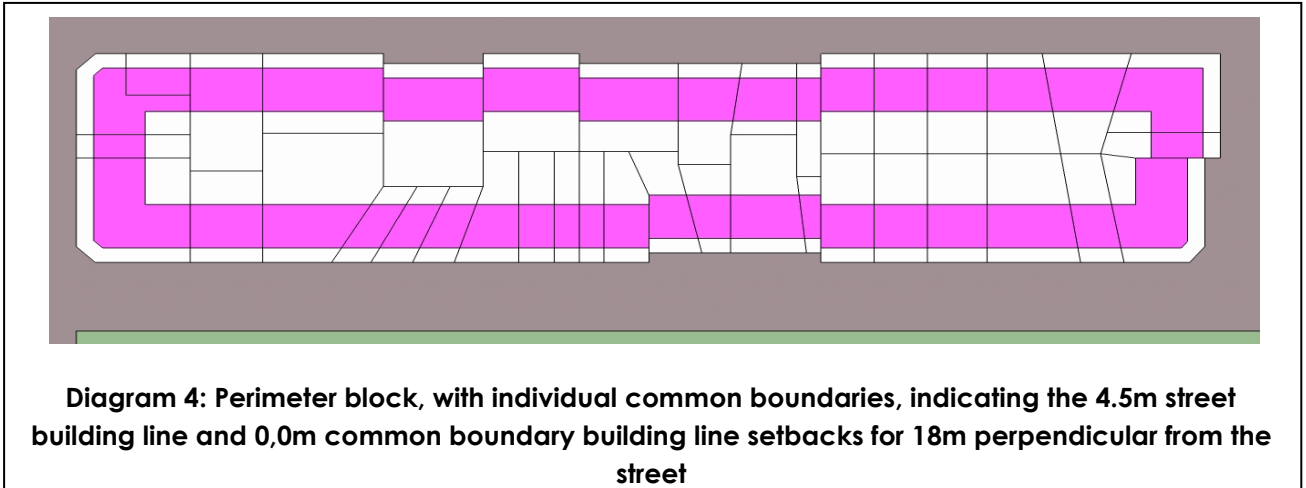
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- 2.4. When the above is applied to a full street block the below can be seen, if implemented by all property owners:



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- 2.5. As can be seen from diagram 2 and 3 the 4,5 m street building line and the 18 m incentive create a perimeter block effect (pink).
- 2.6. Once cadastral lines are added, Diagram 4 indicates that individual common property boundaries do not affect the perimeter block effect.



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- 2.7. Note: The above principle of the “perimeter block effect” is equally applicable to the SR1 zone for properties up to 650 m² and the applicability of the 12 m setback.
- 2.8. Note: In properties smaller than 18 m in length, the 18 m “perimeter block” will override the rear common boundary line allowing the property to develop on the rear boundary. See top left property in Diagram 4.

3. SOME DMS DEFINITIONS

Further to the above, relevant definitions which relate to the provisions of GR2-GR6 building line requirements include:

‘ground floor’ means the lowest floor of a building that is not a basement;

‘floor’ means the inner, lower surface of a room, garage or basement, and includes a terrace or atrium to which the occupants of a building have access;

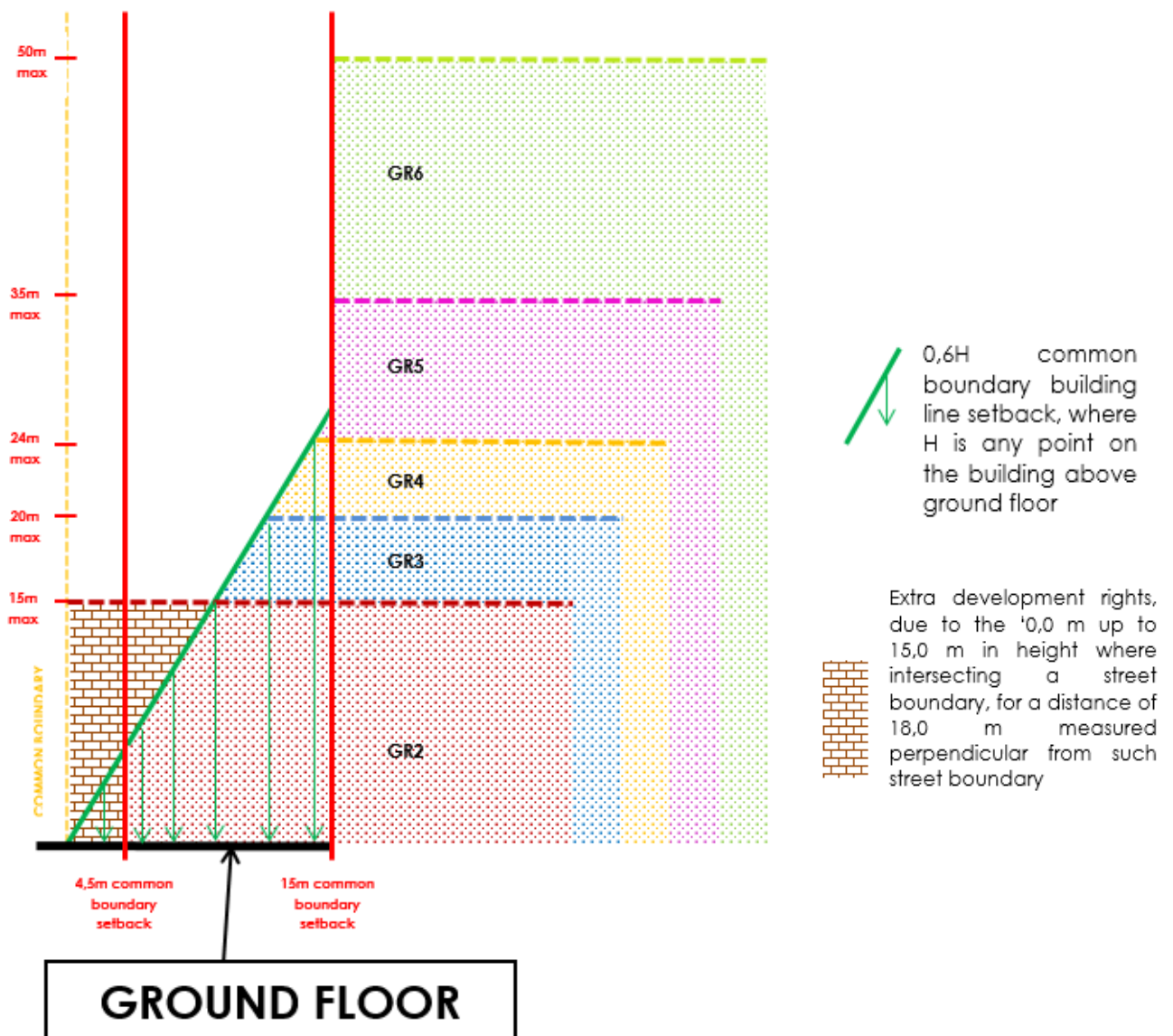
‘height’ of a building means a vertical dimension from a specified level to another specified level, as set out in the development rules of a zoning, measured in metres; provided that – ...;

‘H’ in the table in 2.2 above is a vertical measurement from ground floor to any point on a building.

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4. COMMON BUILDING LINE CAN CHANGE WITH THE HEIGHT OF THE BUILDING

4.1. Notwithstanding the 4,5 m or 0,6 H (whichever is the greatest) common boundary building line requirement for any point on a building up to 25 m above existing ground level in GR2-GR6, a 0 m common boundary building line is permitted up to 15 m in height where intersecting a street boundary, for a distance of 18 m measured perpendicular from such street boundary. This can be shown in a street view format as below:



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- 4.2. It is important to note that the 0 m common boundary building line is only applicable up to a height of 15 m, whereafter the greater of 4,5 m or 0,6 H applies, where H is always the height of any point on the building above ground floor.
- 4.3. Any point on a building over a height of 25 m above existing ground level has a 15 m common boundary building line requirement.

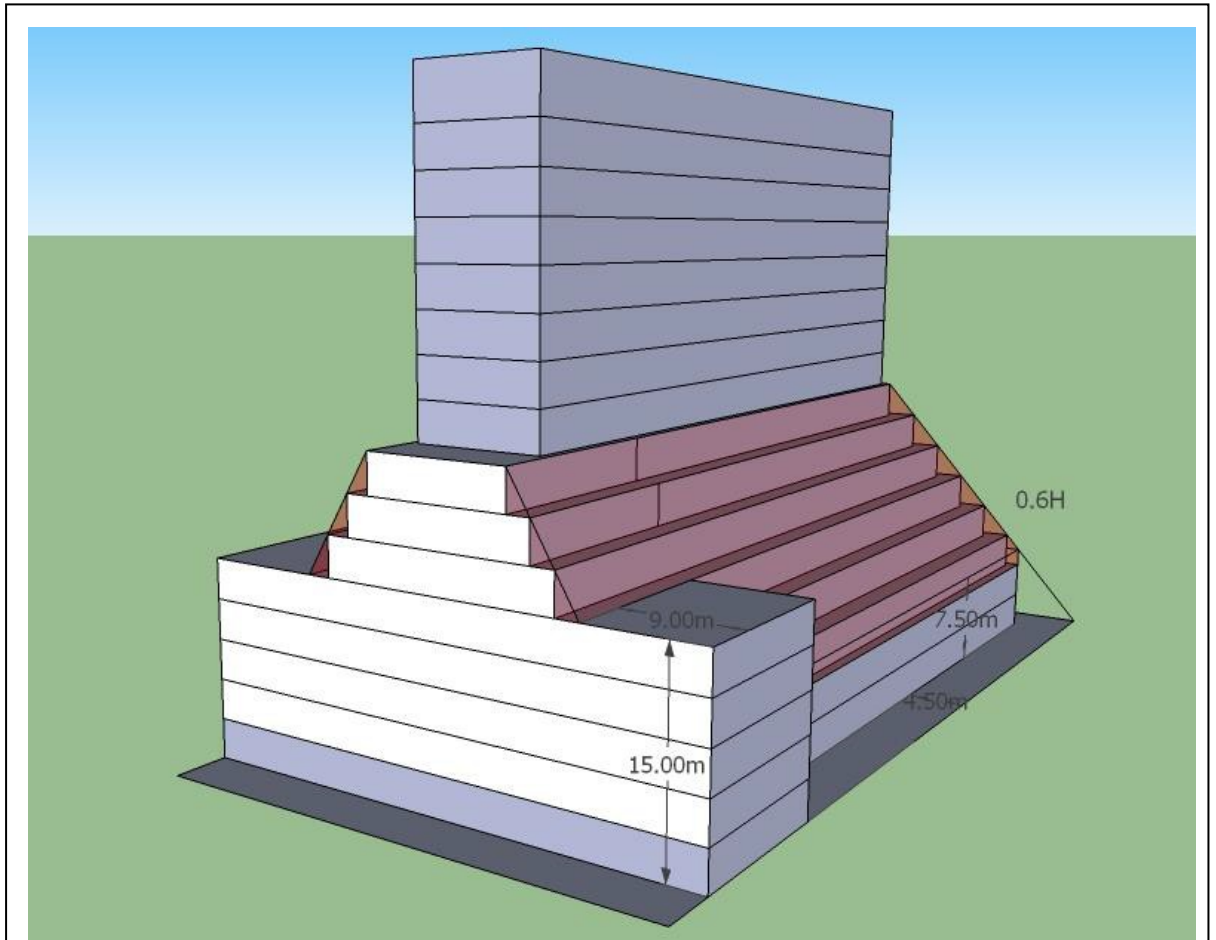


Diagram 7: 3D view of Diagram 6 above, also showing the principles in points 7 and 8



PLEASE NOTE

Always consult the City of Cape Town Municipal Planning By-law, 2015 (as amended) before any land use application is submitted to the Department.